

Please include:  
 -Location of no build areas, if none then specify  
 -Location of all sidewalks, trails, fences and walls, retaining walls, or berms  
 -Location and dimensions of all existing and proposed signage on site  
 -Traffic ingress and egress into the property  
 -The layout and location of all off-street parking, loading and other vehicular use areas, if none, then specify  
 -Suggestion: to add more ADA compliance items to the site such as:  
 .paved driveway that provides access to sites  
 .multiple ADA parking spaces that are paved

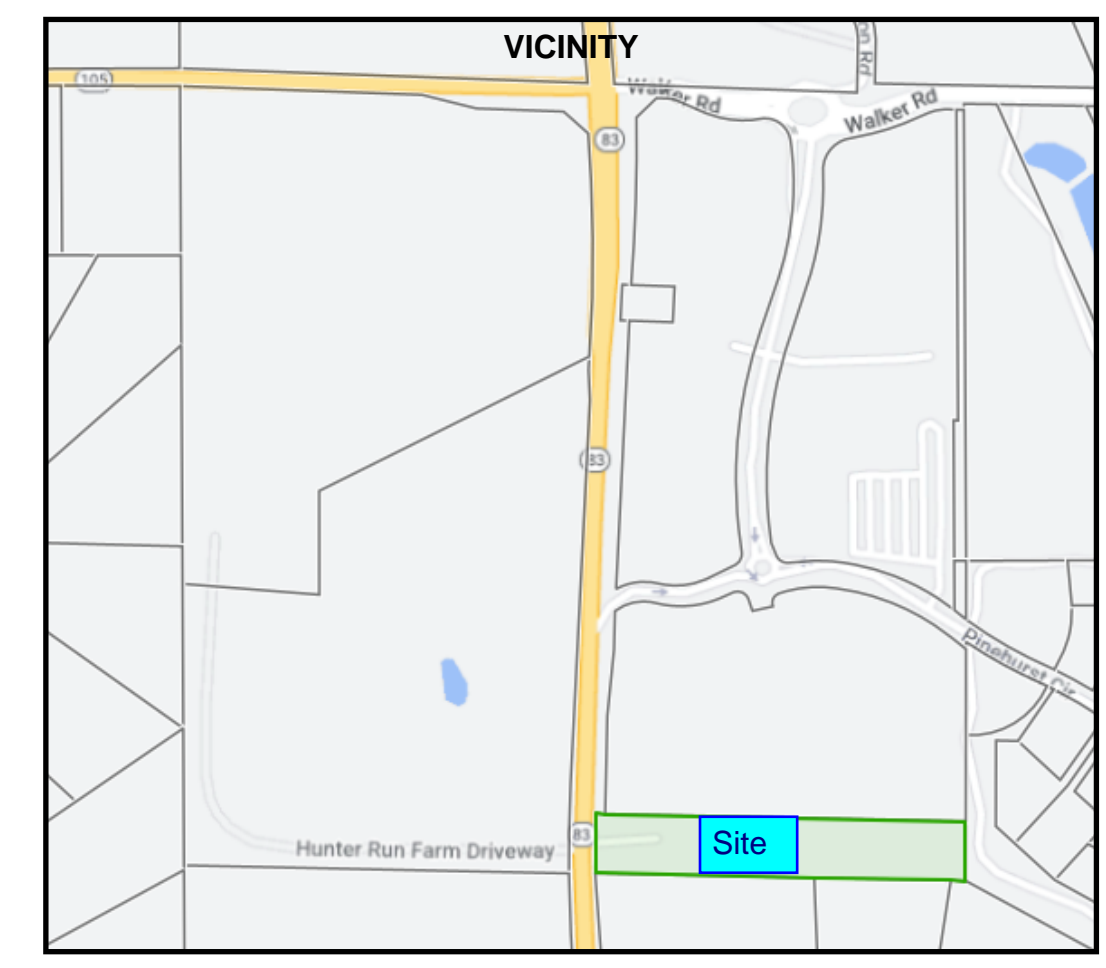
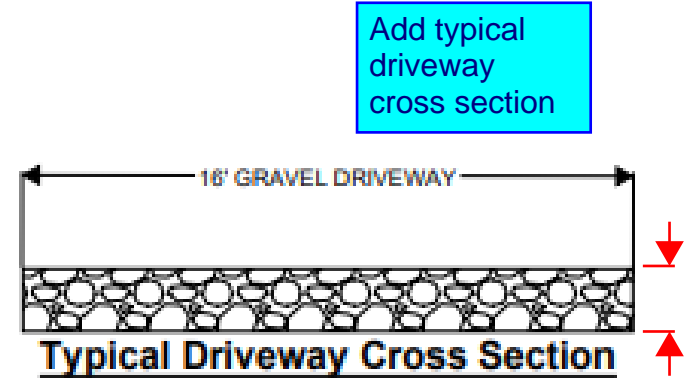
Notes that shall be included to the SDP:  
 -This is phase 1 of phase 2 of the Site Development Plans associated to Special Use approval AL2318 and each phase is for 12 sites only.  
 -All hard-sided structures, tents, yurts, or recreational vehicles must be provided by the only the applicant ; no customer is allowed to trailer in or bring in temporary structures.  
 -While the style on each site may change (temporary structures), none of which shall be larger than the site pads provided via this Site Development Plan (PPR2433).

Please include:  
 -Total gross building sq ft  
 -Open Space and impermeable surface %

LEGAL	S 200 FT OF SE4NW4 SEC 15-11-66
PARCEL NO.	EX 05 A TO HWY
OWNER	611500009 MICAH JEUB
CONTACT	(719)749-8852 MICAHJEUB@GMAIL.COM
ZONING	RR-5
LAND USE	RECREATION CAMP
AREA	5.95
LOT COVERAGE	2.80%
PARKING PROVIDED	ONE PER UNIT TWELVE UNITS PROPOSED TWELVE PARKING SPACES REQUIRED.

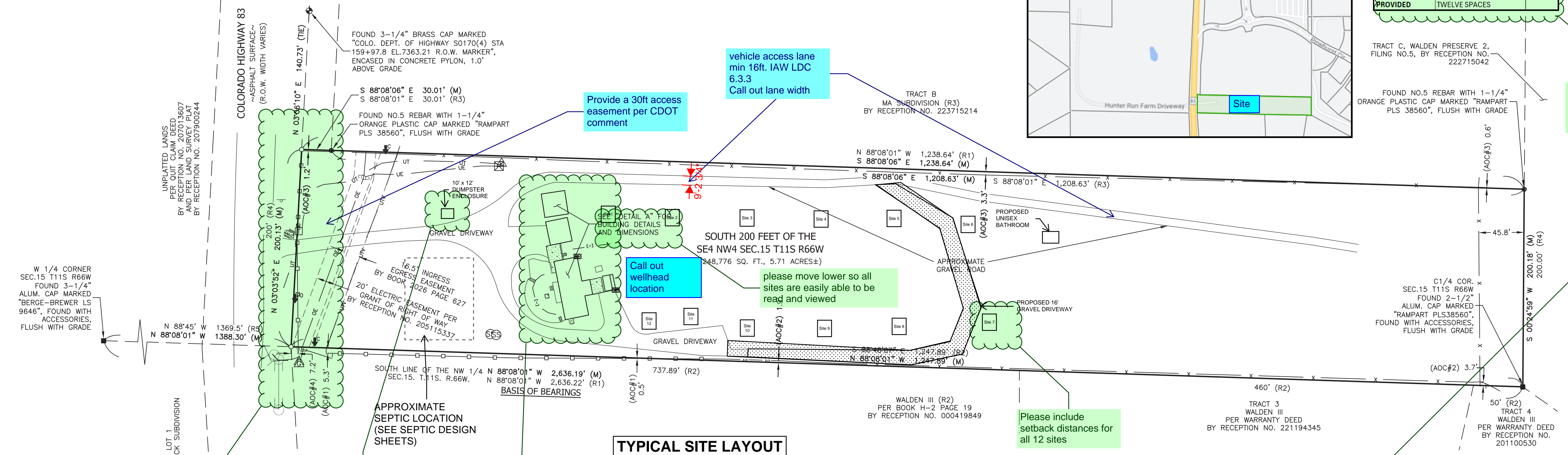
GENERAL NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
2. FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.
3. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY.



TRACT C, WALDEN PRESERVE 2, FILING NO.5, BY RECEPTION NO. 222715042  
 FOUND NO.5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP MARKED "RAMPART PLS 38560", FLUSH WITH GRADE

At a minimum 1 ADA space must be provided, please adjust accordingly



vehicle access lane min 16ft. IAW LDC 6.3.3 Call out lane width  
 Provide a 30ft access easement per CDOT comment

Call out wellhead location  
 please move lower so all sites are easily able to be read and viewed

Please include setback distances for all 12 sites

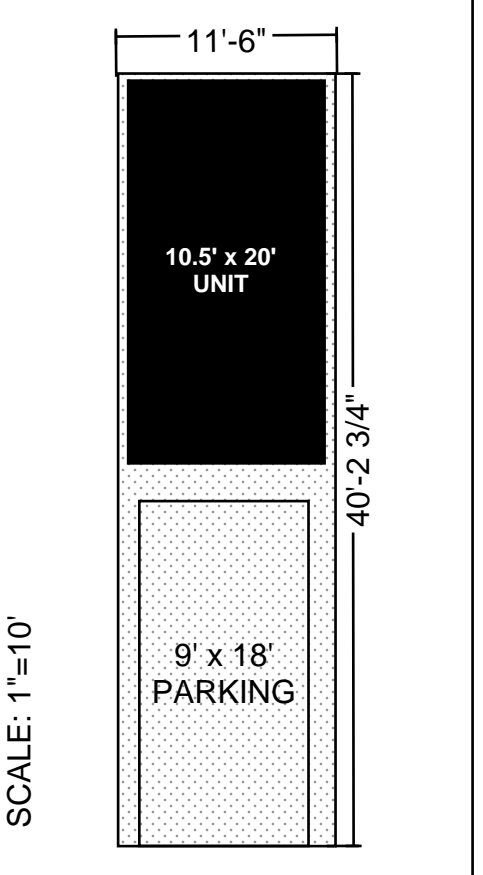
Please include sight distance triangles and any signs, plantings, or other visual obstructions if applicable

Please include setback distances to property lines

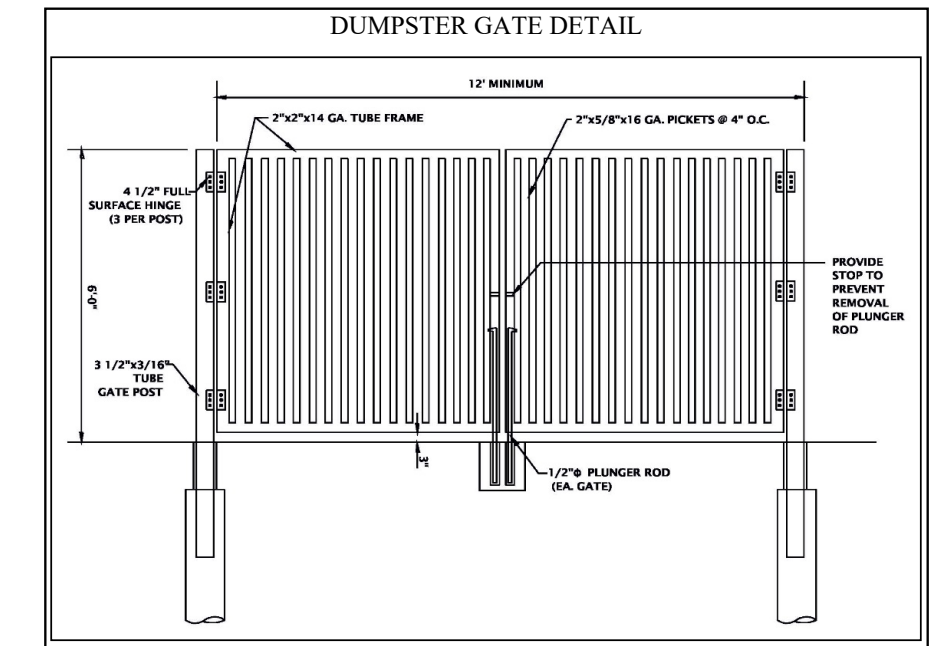
Please include setback distances to property lines

- LEGEND**
- R.O.W. MONUMENT FOUND AS NOTED
  - MONUMENT FOUND AS NOTED
  - PLSS MONUMENT FOUND AS NOTED
  - SET NO. 5 REBAR WITH 1-1/4" PURPLE PLASTIC CAP, PLS 38759, FLUSH WITH GRADE
  - (R1) RECORD VALUE PER ALTA/NSPS LAND TITLE SURVEY BY RECEPTION NO. 220900082
  - (R2) RECORD VALUE PER WALDEN III BY RECEPTION NO. 000417849
  - (R3) RECORD VALUE PER MA SUBDIVISION BY RECEPTION NO. 223715214
  - (R4) RECORD VALUE PER WARRANTY DEED BY RECEPTION NO. 201058229
  - (R5) RECORD VALUE PER R.O.W. TAKING BY BOOK 2052 PAGE 660
  - (M) MEASURED VALUE
  - (AOC#) AREA OF CONCERN
  - ELECTRIC BOX
  - ELECTRIC METER
  - ELECTRIC TRANSFORMER
  - UTILITY POLE
  - GY WIRE
  - SEPTIC TANK MANHOLE
  - TELEPHONE PEDESTAL
  - UNDERGROUND FIBER OPTIC SIGN
  - UNDERGROUND CABLE SIGN
  - GAS METER
  - STORM CULVERT INLET
  - FENCE POST
  - MAILBOX
  - UNDERGROUND GAS LINE
  - UNDERGROUND TELEPHONE LINE
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND CABLE LINE
  - BARBED-WIRE FENCE
  - WOOD FENCE
  - SPLIT-RAIL FENCE
  - CONCRETE SURFACE
  - BLOCK WALL
  - ROCK WALL
  - BREAK SYMBOL

**TYPICAL SITE LAYOUT**



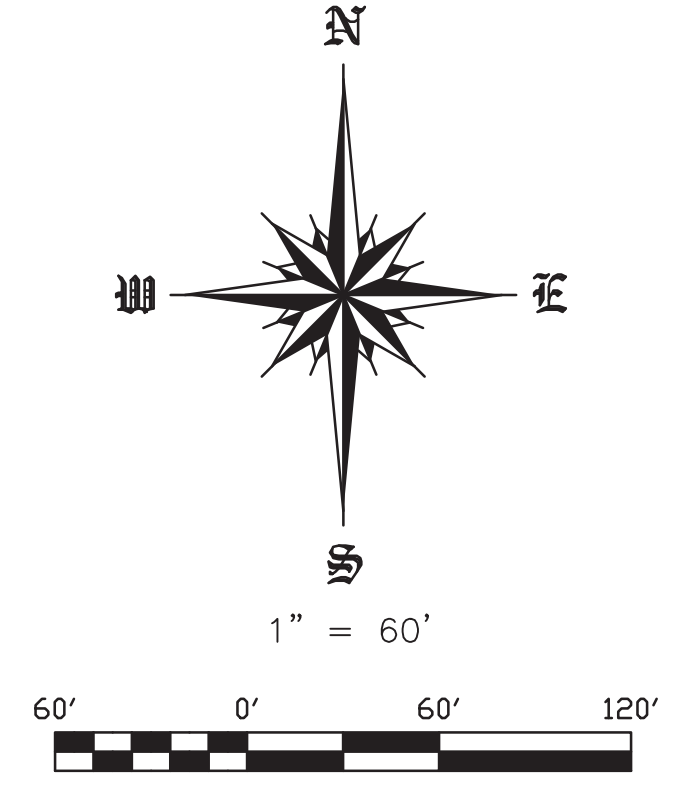
NOTE: The site layout is only intended to represent a typical site. Individual units will vary and may be replaced or improved, as needed.



APPLICANT/PLAN PREPARER:  
 VERTEX CONSULTING SERVICES  
 CONTACT: NINA RUIZ  
 719-733-8605  
 nina.ruiz@vertexcos.com

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_



Add note  
 The subdivider(s) agree on behalf of him/herself and any developer of builder successors and assignees that subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documents on all sales documents and in plat notes to ensure that a title search would find the fee obligation before sale of the property.

MICAH JEUB  
 GLAMPING II  
 SITE DEVELOPMENT PLAN

**VERTEX**  
 Consulting Services  
 455 E. Pikes Peak Avenue, Suite 101  
 Colorado Springs, Colorado 80903  
 719-733-8605

PROJECT NO.	SHEET
DATE 08/14/24	1
PREPARED NRR	APPROVED CAD